

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

DETERMINATIONS AND FINDINGS RELATIVE TO THE CONDITION
OF THE BRUNSWICK-KING URBAN RENEWAL AREA AND THE
CLEARANCE AREA LOCATED THEREIN, PROJECT NO. MASS. R-168

WHEREAS, the Boston Redevelopment Authority (hereinafter called the "Authority"), is a public body, politic and corporate, duly organized and existing under Chapter 121B of the Massachusetts General Laws (Ter.Ed.), as amended, within the City of Boston, Massachusetts; and

WHEREAS, the Authority has undertaken and conducted surveys, studies, and inspections of an area within the City of Boston known and referred to as the Brunswick-King Urban Renewal Area and described in the Exhibit "A" attached hereto and made apart hereof (hereinafter called the "Project Area"), which Project Area includes a Clearance Area as shown on Map 1 of an application for Loan and Grant, which application was presented to the Authority; and

WHEREAS, the Authority has prepared an Urban Renewal Plan for the Project Area and proposes to undertake an urban renewal project therein; and

WHEREAS, there was presented to this meeting of the Authority the Project Area Report set forth in Code No. R-212 of the Part I: Final Project Report for the Brunswick-King Urban Renewal Project, which report describes the surveys and studies undertaken in the Project Area, the criteria used to determine the condition of structures and the character, physical conditions and uses of land and structures in the Project Area; and

WHEREAS, the Authority has considered and reviewed the aforementioned Project Area Report;

NOW, THEREFORE, BE IT RESOLVED that the Boston Redevelopment Authority, acting under and pursuant to its powers under the provisions of Chapter 121B, as amended, and any other powers thereunto enabling, does hereby determine and find the following particular facts:

A. As to the Project Area

1. Building Conditions

Of the 156 buildings in the Project Area, 147 are dwellings. Of those 156 buildings, 122 have deficiencies and 10 are structurally substandard to a degree requiring clearance as defined under applicable Federal regulations.

2. Tax Foreclosures

Of the 33 acres of land in the project area, over 10 acres were owned by the City of Boston because they had been taken and foreclosed for non-payment of taxes. With the transfer of most of the City-owned land to Freedom House Inc., there are currently two areas of City-owned land remaining.

3. Building Demolition

Most of the land now lying vacant in the project area, was once improved with residential buildings. These buildings were destroyed by fire or torn down by the City and replaced. Under existing conditions, it is doubtful that any improvements of vacant land parcels would take place.

4. Vacant, Abandoned and Condemned Buildings

Approximately 6 percent of the buildings in the Project Area are vacant and abandoned. Most of these buildings are poorly maintained or have been destroyed by vandals and consequently they are unsafe and hazardous. In addition, major fires have gutted other buildings, further blighting the neighborhood. A total of 15 buildings in the Project Area have been inspected by the City of Boston Building Department or the Office of Neighborhood Improvement or have been surveyed by Redevelopment Authority staff and found to be under local building code standards.

5. Overcrowding or Improper Location of the Structures on the Land

Most residential and non-residential structures in this area do not meet standards set by the City's Zoning Ordinance. Lot widths and areas, useable open space, and front, side and rear yards are generally below code standards. Residential building coverage frequently is as high as 80% - or more than double that permitted by the code.

6. Excessive Dwelling Unit Density

While Brunswick-King area has a few large vacant land areas, the existing housing is densely concentrated in brick apartment houses and closely placed frame three deckers. The heavy concentrations of families in this housing and the lack of adequate useable open space has contributed to the area's decline.

7. Obsolete building types, such as large residences or other buildings which through lack of maintenance have a blighting influence

The area has large single family houses which have been converted to multiple use and three deckers and apartment buildings which, because of deferred maintenance, aging, and wear and tear are in poor condition as well as the vacant and abandoned buildings, are a blighting influence on the neighborhood.

8. Detrimental Land Uses and Conditions

Approximately 4.6 acres of land within the project area is vacant. Much of this vacant land is used for dumping and junk.

9. Unsafe, congested, poorly designed or otherwise deficient streets

The existing Street Condition Survey conducted by the Model City Agency in 1968 showed the following deficiencies:

- (a) Streets and sidewalks in poor conditon.
- (b) "paper" streets - incompleted streets which have prevented the development of some vacant land.
- (c) unsafe intersections and insufficient street safety signs and signals.
- (d) inadequate provisions for off-street parking.
- (e) seriously inadequate street lighting.

10. Inadequate Public Utilities and Community Facilities Contributing to Unsatisfactory Living Conditions or Economic Decline

(A) Schools

Within the project area the Martin Luther King intermediate school has no useable adjacent play space and despite some recent renovations needs further improvement and perhaps eventual replacement.

Elementary schools in the vicinity of the project are all obsolete and need to be replaced.

(B) Parks and Playgrounds

Ceylon Park immediately adjacent to the project area is in poor condition, however, improvements are scheduled to this facility through the Urban Beautification Project.

The Reeb-Jackson tot-lot on Intervale Street is the only recreational facility within the project area. This is a community built play area that has been deteriorating with no public maintenance.

The area generally has totally inadequate passive and active recreational facilities for the residents.

(C) Sewerage and Water

Information supplied by engineering consultants indicated that sewers discharge into a combined storm drainage and sewer system. Overflows during storms are potential contributors to severe pollution.

They also found a large percentage of water mains 16" and larger were laid prior to 1900 and are considered to have lost more than 50% of their original carrying capacity.

There is a high incidence of main failures in many areas. Low pressures and inadequate volumes of water have been reported in both high and low service water systems in some parts of the area.

(D) Street Lighting

The Public Works Department has found that 90% of the street lighting does not meet standards. Inadequate street lighting is a major concern of community residents.

AND BE IT FURTHER RESOLVED that the Authority, acting under and pursuant to its powers as aforesaid, does hereby find and determine as follows:

- (1) That the Project Area is a decadent area in that it is an area which is detrimental to safety, health, morals, welfare and sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, obsolete, and in need of major maintenance and repair, because much of the real estate in recent years has been sold for non-payment of taxes or upon the foreclosure of mortgages, and because buildings have been torn down and not replaced and, under existing conditions, probably will not be replaced;
- (2) That the Project Area is a substandard area, wherein dwellings predominate, which, by reason of dilapidation, overcrowding, faulty arrangements or design, lack of ventilation, light or sanitation facilities, and a combination of these factors, are detrimental to the safety, health, welfare and sound growth of the Boston community;
- (3) That the Project Area is a blighted, deteriorated, and deteriorating area;
- (4) That the Clearance Area is a decadent and substandard area for the same reasons as those set forth in, respectively, (1) and (2) above;
- (5) That the Clearance area is a blighted, deteriorated area; and
- (6) That the Authority has prepared an urban renewal plan for the Project Area, which plan will include action with respect to the Clearance Area.

AND FINALLY, BE IT RESOLVED that the Secretary of the Authority is authorized to publish a notice of the findings and determinations adopted herein in a public newspaper of general circulation.

EXHIBIT "A"
BOUNDARY DESCRIPTION
BRUNSWICK-KING URBAN RENEWAL AREA

Beginning at the intersection of the extended northwesterly sideline of Normandy Street and the northerly sideline of Lawrence Street and running southeasterly along the northerly sideline of Lawrence Street to the westerly sideline of Magnolia Street;

Thence turning and running northeasterly along the northeasterly sideline of Magnolia Street to the extended southerly property line of 206 Magnolia Street;

Thence turning and running southeasterly along the extended southerly property line of 206 Magnolia Street to the rear property line of 220 Magnolia Street;

Thence turning and running southwesterly along the extended rear property line of 220 Magnolia Street to the southerly property line of 220 Magnolia Street;

Thence turning and running northwesterly along the southerly property line of 226 Magnolia Street to the rear property line of 228 Magnolia Street;

Thence turning and running southwesterly along the extended rear property line of 228 Magnolia Street to the southerly property line of 254 Magnolia Street;

Thence turning and running northwesterly along the southerly property line of 254 Magnolia Street to the easterly sideline of Magnolia Street;

Thence turning and running southwesterly along the easterly sideline of Magnolia Street to the northerly sideline of Intervale Street;

Thence turning and running southeasterly along the extended northerly sideline of Intervale Street to the southeasterly sideline of Columbia Road;

Thence turning and running southwesterly along the extended southeasterly sideline of Columbia Road to the extended southerly sideline of Devon Street;

Thence turning and running northwesterly along the extended woutheryl sideline of Devon Street to the northwesterly sideline of Normandy Street;

Thence turning and running northeasterly along the extended northeasterly sideline of Normandy Street to the point of beginning.

